

AGENDA
ZONING REVIEW BOARD
JULY 13, 2006
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
MARKED AGENDA

CONTINUED CASE:

Z-06-59-An Ordinance by Councilmember Ivory L. Young, Jr. amending the 1982 Zoning Ordinance of the City of Atlanta and the Maps established in connection therewith be changed so that the following property located at **570, 566, 594, 602, 598 Western Avenue and 561, 565, 617 and 603 Jones Avenue, N.W.** be changed from I-1 (Light Industrial) District to the R-4B (Single-Family Residential) District; and for other purposes.

NPU-L **APPROVAL-CONDITIONAL** COUNCIL DISTRICT 3

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

NEW CASES:

Z-06-37- An Ordinance to rezone from the R-4 (Single family residential) District to the O-I (Office Institutional) District, property located at **2812 Piedmont Road, N.E.**, fronting approximately 98 feet on the north side of East Wesley Road at the northeast corner of the intersection of East Wesley Road and Piedmont Road. Depth: varies. Area: approximately .239 acres. Land Lot 60, 17th District, Fulton County, Georgia.

OWNER: JEFF NOTRICA

APPLICANT: DAVID GREEN

NPU-B **APPROVAL-CONDITIONAL** COUNCIL DISTRICT 7

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

Z-06-60 – An Ordinance to rezone from the R-3 (Single-Family Residential) District to the RG-2 (Residential General-Sector 2) District, property located at **2225 Bohler Road, N.W.**, fronting approximately 134.52 feet on the east side of Bohler Road. Depth: Varies; Area: Approximately 0.994 acres; Land Lot 194, 17th District, Fulton County, Georgia.

OWNER: RICHARD J. CHILDERS AND DAVID F. CHILDERS

APPLICANT: RICHARD S. CHILDERS

NPU-C **DENIAL** COUNCIL DISTRICT 9

STAFF RECOMMENDATION: 60-DAY DEFERRAL UNTIL SEPTEMBER 2006

ZRB RECOMMENDATION: 60-DAY DEFERRAL UNTIL SEPTEMBER 2006

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

Z-06-61 – An Ordinance to rezone from the RL-C (Residential Limited-Commercial and C-1-C (Community Business-Conditional) Districts to the C-1-C (Community Business-Conditional) District, property located at **524, 526 and 530 East Paces Ferry Road, N.E. and 3081 Maple Drive, N.E.**, fronting approximately 162 feet on the north side of East Paces Ferry Road and approximately 68 feet on the east side of Maple Drive. Depth: Varies; Area: Approximately 1.25 acres; Land Lot 61, 17th District, Fulton County, Georgia.

OWNER: EAST PACES PARTNERS, LLC

APPLICANT: PARKSIDE PARTNERS, INC., C/O

RICHARD S. BENT/WOODY GALLOWAY

NPU-B **DEFERRAL** COUNCIL DISTRICT 7

STAFF RECOMMENDATION: 60-DAY DEFERRAL UNTIL SEPTEMBER 2006

ZRB RECOMMENDATION: 60-DAY DEFERRAL UNTIL SEPTEMBER 2006

Z-06-63 – An Ordinance to rezone from the C-1 (Community Business) District and R-5 (Two-Family Residential) District to the C-1 (Community Business) District, property located at **1131 State Street (aka 348 14th Street, N.W.) 1129 State Street, N.W. and 1132 Atlantic Drive, N.W.**, fronting approximately 224 feet on the south side of 14th Street, approximately 200 feet on the east side of State Street and approximately 100 feet on the west side of Atlantic Street. Depth: Varies; Area: 1.176 acres; Land Lot 149, 17th District, Fulton County, Georgia.

OWNER: JOSEPH C. DELMONTE, BOP, LLC,

JOHN PORTER 2/ARIEST PORTER,

SAM PORTER AND ROSEMARY PORTER

APPLICANT: METRO GROUP DEVELOPMENT

C/O STEPHEN F. FUSCO, ESQ.

NPU-E **DENIAL** COUNCIL DISTRICT 2

STAFF RECOMMENDATION: DENIAL

ZRB RECOMMENDATION: 90-DAY DEFERRAL UNTIL OCTOBER 2006

Z-06-66-An Ordinance by Zoning Committee to rezone from the R-5 (Two-family Residential) District to the MR-3 (Multi-Family Residential) District, property located at **140 Mayson Avenue, N.E. and 1472 (also known as 1470) Chipley Street, N.E.** Land Lot: 209 15th District, Dekalb, County, Georgia

NPU-O **APPROVAL** COUNCIL DISTRICT 5

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL

Z-06-39-An Ordinance to rezone from the R-3 (Single-family residential) District to the RG-2 (Residential General-Sector 2 District, property located at **788, 846 and 856 Canterbury Road, N.E.**, fronting approximately 237 feet on the north side of Canterbury Road. Depth: varies. Area: approximately 3.625 acres. Land Lots 7 and 47, 17th District, Fulton County, Georgia.

OWNER: JOAN KING, BEVERLY SAMS, AND ABDUL KAREN AHMED

APPLICANT: CAPITAL PARTNERS DEVELOPMENT, INC. C/O LAUREL A. DAVID,
ESQUIRE/DILLARD AND GALLOWAY, LLC

NPU-B **DEFERRAL** COUNCIL DISTRICT 7

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: 90-DAY DEFERRAL UNTIL OCTOBER 2006

U-06-13-An Ordinance granting a Special Use Permit for a Cemetery pursuant to Section 16-08.005 (1) (a), property located at **788, 846 and 856 Canterbury Road, N.E.**, fronting approximately 237 feet on the north side of Canterbury Road. Depth: varies. Area: approximately 3.625 acres. Land Lots 7 and 47, 17th District, Fulton County, Georgia.

OWNER: JOAN KING, BEVERLY SAMS, AND ABDUL KAREN AHMED

APPLICANT: CAPITAL PARTNERS DEVELOPMENT, INC. C/O LAUREL A. DAVID,
ESQUIRE/DILLARD AND GALLOWAY, LLC

NPU-B **DEFERRAL** COUNCIL DISTRICT 7

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: 90-DAY DEFERRAL UNTIL OCTOBER 2006

DEFERRED CASES:

Z-06-32-An Ordinance to rezone from the R-4 (Single family residential) District to the RG-3 (Residential General-Sector 3), property located at **1866 Rock Springs Road, N.E.**, fronting approximately 224 feet on the northeast side of Rock Springs Road. Depth: varies. Area: approximately .92 acres. Land Lot 50, 17th District Fulton County, Georgia.

OWNER: MARIA DZIEWIWSKI

APPLICANT: CHRISTOPHER M. HUNT

NPU-F **DENIAL** COUNCIL DISTRICT 6

STAFF RECOMMENDATION: DENIAL

ZRB RECOMMENDATION: DENIAL

U-06-06-An Ordinance granting a Special Use Permit for a Church (Section 16-06.005 (1) (c) property located at **295 Fairburn Road, S.W.**, fronting approximately 209 feet on the west side of Fairburn Road, approximately 743 feet southwest of the intersection of Fairburn Road and Boulder Park Road. Depth: varies. Area: approximately 3.02 acres. Land Lot 13, 14th ff District, Fulton County, Georgia.

OWNER: TABERNACLE BIBLE BAPTIST CHURCH

APPLICANT: JOHN S. GILLIARD

NPU-H **DENIAL** COUNCIL DISTRICT 10

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

Z-06-29-An Ordinance to rezone from the R-4 (Single family residential) District to the MR-3 (Multi-family residential) District, property located at **3996 Campbellton Road, S.W.**, fronting approximately 149.88 feet on the south side of Campbellton Road, approximately 276 feet on the east side of Daniel Road, approximately 299 feet on the west side of Roswell Street and approximately 225 feet on the south side of Butner Road. Depth: varies. Area: approximately 1.66 acres. Land Lot 32. 14th ff District, Fulton County, Georgia.

OWNER: SYLVESTER BURCH

APPLICANT: JOHN W. HENRY

NPU-P **APPROVAL** COUNCIL DISTRICT 11

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

Z-06-20-An Ordinance to rezone property from the RLC-C (Residential Limited Commercial-Conditional) District to the O-I (Office-Institutional) District, property located at **a portion of 3300 Northside Parkway, N.W.**, fronting approximately 283.3 feet on the east and northeast side of Howell Mill Road, beginning approximately 350 feet from the southeast corner of Howell Mill Road and Northside Parkway. Land Lot 197, 17th District Fulton County, Georgia. Depth: varies. Area: approximately 0.92 acres

OWNER: THE PIAZZA AT PACES, LLC

APPLICANT: THE PIAZZ AT PACES, LLC

NPU C **APPROVAL-CONDITIONAL** COUNCIL DISTRICT 8

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

END OF AGENDA